

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Spinning Mill Close, Oswaldtwistle, BB5 4AB

£250,000

EXQUISITE SEMI DETACHED FAMILY HOME

Welcome to this charming modern semi-detached property located in the sought-after area of Spinning Mill Close, Oswaldtwistle, Accrington. This delightful home offers an abundance of space, perfect for comfortable living.

As you step inside, you'll be greeted by a beautifully designed open plan living area, ideal for both relaxing with family and entertaining guests. The property boasts three generously sized bedrooms, providing ample space for a growing family or those in need of a home office.

With two bathrooms, mornings will be a breeze in this well-equipped property. The immaculate rear garden is a tranquil oasis, perfect for enjoying a cup of tea on a sunny afternoon. Additionally, the property features off-road parking and a garage, ensuring convenience and security for your vehicles.

Don't miss the opportunity to make this house your home and enjoy the modern comforts and space it has to offer. Contact our Accrington branch today to arrange a viewing and take the first step towards owning this wonderful property in Oswaldtwistle.

Spinning Mill Close, Oswaldtwistle, BB5 4AB

£250,000



- Exquisite Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Open Plan Living
- Tenure Leasehold
- Two Bathrooms
- Presented to Highest Standard Throughout
- Council Tax Band D

Ground Floor

Open Plan Kitchen/Living Area

24'7 x 15'6 (7.49m x 4.72m)

Composite double glazed frosted front door, four UPVC double glazed windows, central heating radiator, upright central heating radiator, smoke detector, spotlights, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashback, integrated high rise Neff oven and grill, four burner induction hob and extractor hood, integrated fridge freezer, media wall with electric fire, television point and integrated shelving with lighting, wood effect laminate flooring, UPVC double glazed French doors to rear and oak staircase to first floor.

First Floor

Landing

15'6 x 5'4 (4.72m x 1.63m)

Two UPVC double glazed windows, central heating radiator, smoke detector, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

10'8 x 8'1 (3.25m x 2.46m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'0 x 3'11 (1.83m x 1.19m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted corner wash basin with mixer tap, direct feed shower enclosed, part tiled elevations, spotlights, extractor fan and tiled effect laminate flooring.

Bedroom Two

9'1 x 7'9 (2.77m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 7'5 (2.77m x 2.26m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

7'3 x 6'6 (2.21m x 1.98m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap, part tiled elevations, spotlights, extractor fan and tiled effect laminate flooring.

Exterior

Rear

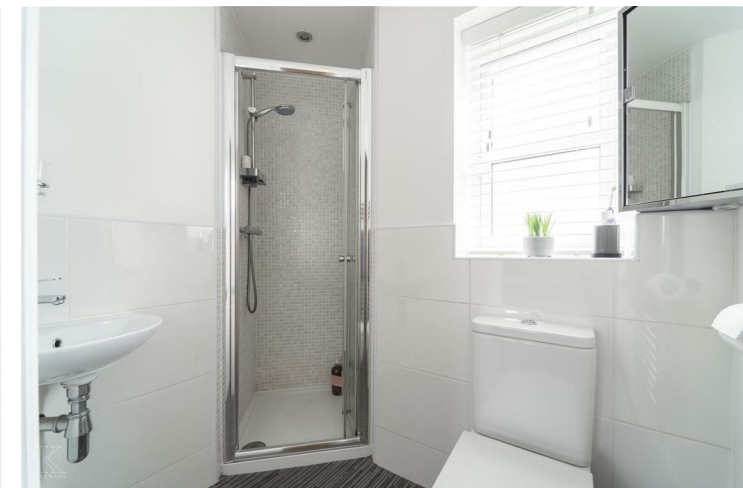
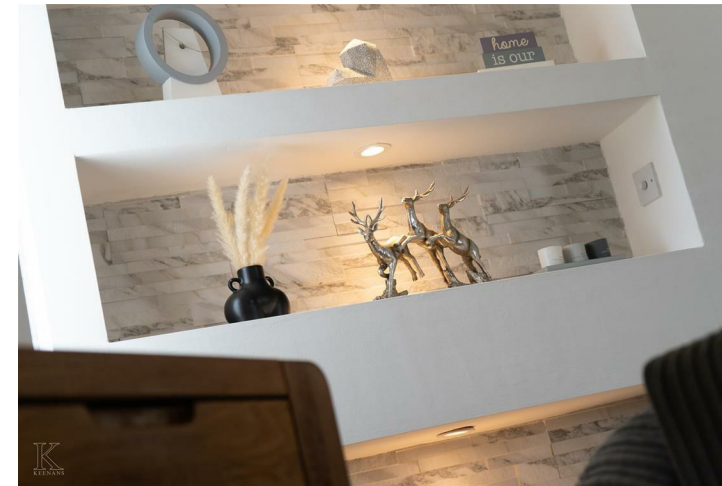
Enclosed garden with laid to lawn, paved patio, stone chippings and access to detached garage.

Front

Paving and off road parking leading to detached garage.

Detached Garage

18'5 x 9'3 (5.61m x 2.82m)



UPVC double glazed frosted door, plumbing for washing machine, space for dryer, power, lighting and up and over garage door.

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